

<b>Applicant</b>	City of Fort Lauderdale / Fire Station 47	
<b>Request</b>	Plat Approval	
<b>General Location</b>	Southeast corner of SW 27 <sup>th</sup> Avenue (Riverland Road) and SW 10 <sup>th</sup> Street	
<b>Legal Description</b>	That part of the S.E. ¼ of Section 8, Township 50 South, Range 42 East, Broward County, Florida.	
<b>Property Size</b>	22,544 SF / 0.52 Acres	
<b>Zoning</b>	Community Facility – House of Worship/School (CF-HS)	
<b>Existing Use</b>	Fire station	
<b>Proposed Use of Property</b>	Fire station	
<b>Future Land Use Designation</b>	Community Facility	
<b>Comprehensive Plan Consistency</b>	Consistent with the permitted uses in the Future Land Use Element – Community Facilities	
<b>Other Required Approvals</b>	City Commission / By Resolution	
<b>Applicable ULDR Sections</b>	47-24.5 Subdivision Regulations	
<b>Notification Requirements</b>	Sign notice 15 days prior to meeting	
<b>Action Required</b>	Recommend approval or denial of the Plat to the City Commission	
<b>Project Planner</b>	<b>Name and Title</b>	<b>Initials</b>
	Ella Parker, Planner II	
	Gregory Brewton, Acting Planning and Zoning Deputy Director	
<b>Authorized By</b>		
<b>Approved By</b>	Marc LaFerrier, AICP, Planning and Zoning Director	

**Request:**

This is a request to plat 0.52 acres of land for the purpose of constructing a 15,242 SF fire station.

**Property/Project Description:**

The proposed project is located at the southeast corner of SW 27<sup>th</sup> Avenue (Riverland Road) and SW 10<sup>th</sup> Street. Presently, there is an existing one-story fire station on the site. The applicant proposes to demolish the existing building and construct a new two-story fire station. The proposed plat is scheduled on this agenda to be reviewed simultaneously with the corresponding site plan 62-R-05.

**Staff Determination:**

This plat was reviewed by the Development Review Committee on April 12, 2005. All comments have been addressed. Signoffs from the City Surveyor, the Engineering Design Manager, and the Planning Department have been obtained. The plat conforms to the requirements of ULDR Sec. 47-24.5, Subdivision Regulations.

**Comprehensive Plan Consistency:**

Consistent with the permitted uses in the Future Land Use Element –Community Facilities, and Objective 5, which requires that the City is consistent with Broward County’s platting regulations.

**Planning & Zoning Board Review Options:**

The Planning and Zoning Board shall determine whether the proposed plat meets the provisions of ULDR Sec. 47-24.5, Subdivision Regulations and other applicable land development regulations and shall forward its recommendation to the City Commission.